

Approved Minutes
FALLS CHURCH CITY TREE COMMISSION
January 25, 2006

Present: Bruce Kulpan, Larry Dorr, Dave Eckert, David Chojnacky, Jill Spence (Arborist), Jeremy Edwards (Urban Forester)

Call to Order 7:45 pm

Approval of Minutes – Dorr moved, Kulpan seconded - full approval of November 30, 2005 minutes

THE BYRON

Commissioner Chojnacky expressed concern that Byron developers used heavy equipment clearing land on the adjacent City easement without City permission removing the vegetative understory. Ms. Spence will investigate the issue.

OPEN SPACE COMMISSION STATUS REPORT

The Tree Commission discussed individual parcels and paper streets, all currently owned by the City that need to be elevated to the status of parkland. The Commission was concerned that these lands are not effectively maintained or utilized and that they could be lost through encroachment or petitions from adjacent landowners without such designation. Chairman Kulpan will forward these suggestions to the Open Space Commission.

ARBOR DAY MONUMENT

Commissioner Eckert reported that the Virginia Tech School of Architecture is designing the Virginia Arbor Day Monument for Frady Park and that the design proposals should be ready by January 27. Eckert requested assistance from the Commission and from Virginia Department of Forestry for initial review of the designs. Chairman Kulpan and City Arborist Spence volunteered to assist.

ARBOR DAY 2006 Ceremony

Arbor Day will be held on Saturday, April 22 at 3:00 pm in Frady Park. Normally held on the third Saturday of April, it will be held on the fourth Saturday as a result of the Easter holidays on the third weekend of April. School holidays will be similarly moved.

Tree City U.S.A. Application

The Commission reviewed the statistics from 2005.

- 71 trees removed
- 116 trees planted (Neighborhood Tree Program trees- 10 for Arbor Day)

Other statistics are available from the City Arborist.

Read Building

Following a discussion of the request for landscape waivers for the site plan at 402 West Broad Street, Dorr moved, Kulpan seconded and the Commission voted unanimously for the following:

MOTION:

1. **The Tree Commission recommends that landscaping code requirement not be traded for other amenities, such as parking or low-income housing. This practice sets a negative practice that leads to a long-term disconnect between the natural water cycle with local ground water and with the existence of tree canopy within the City. Reducing the landscaping code requirements would be a long-term burden to the City and its citizens.**
2. **Reduction of the width of the East side buffer is not acceptable to the Tree Commission because the ten foot width stated in code was predicated on the minimum space required for a tree to survive in the stated buffer. Anything less will not allow the trees to grow and thrive in full maturity.**
3. **The Commission recommends that applicant comply with the interior parking landscaping requirement.**
4. **The Commission concludes that the developer is choosing to build out the property beyond what full code allows (including landscaping code), thereby infringing upon the landscaping requirement. The Commission recommends that if the developer chooses to build out the property beyond its coded capacity and requires off-site parking to meet minimal parking requirements, the applicant should be minimally required by the City to meet minimal landscaping requirements. To meet these requirements, The Commission recommends the applicant can either**
 - a. **Reduce the size of the building**
 - b. **Find additional off-site parking, or**
 - c. **Add additional underground parking**
5. **Further, it is important for the City Review Boards to recognize that the site plans and site illustrations do not match in some cases for landscaping and are potentially misleading, conveying the impression of more landscaping in the illustration than will occur.**

Adjourn: 10:00 pm

These minutes are respectively submitted by Dave Eckert, Tree Commission Secretary.

*This document will be made available in large print or on audio cassette upon request.
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